067.A	0003	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,007,700	/	1,007,700
USE VALUE:	1,007,700	/	1,007,700
ASSESSED:	1,007,700	/	1,007,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUNG CHI-YUN C & EMILY
Owner 2:	
Owner 3:	
Street 1:	39 ROCKMONT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,252 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 2626 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6252.000	582,400		425,300	1,007,700
Total Card	0.144	582,400		425,300	1,007,700
Total Parcel	0.144	582,400		425,300	1,007,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.74 | /Parcel: 383.7

Legal Description

User Acct
128695
GIS Ref
GIS Ref
Insp Date
07/21/16

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0008.0

!5799!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	582,400	0	6,252.	425,300	1,007,700	1,007,700	Year End Roll	12/18/2019
2019	101	FV	432,800	0	6,252.	394,900	827,700	827,700	Year End Roll	1/3/2019
2018	101	FV	432,800	0	6,252.	394,900	827,700	827,700	Year End Roll	12/20/2017
2017	101	FV	432,800	0	6,252.	346,300	779,100	779,100	Year End Roll	1/3/2017
2016	101	FV	388,600	0	6,252.	315,900	704,500	704,500	Year End	1/4/2016
2015	101	FV	373,500	0	6,252.	279,500	653,000	653,000	Year End Roll	12/11/2014
2014	101	FV	373,500	0	6,252.	264,300	637,800	637,800	Year End Roll	12/16/2013
2013	101	FV	373,500	0	6,252.	251,500	625,000	625,000		12/13/2012

PRINT

Date	Time
12/10/20	20:38:19

LAST REV

Date	Time
09/08/16	09:54:45
apro	

TAX DISTRICT | PAT ACCT. 5799

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	54342-204		2/28/2010		610,000	No	No		
FLYNN JOSEPH F/	53685-191		10/16/2009	Change>Sale	335,000	No	No		
FLYNN CATHERINE	41102-511		10/3/2003	Family	1	No	No		
FLYNN CATHERINE	26738-146		10/10/1996			No	No		A

USER DEFINED

Prior Id # 1:	128695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2015	1824	Addition	103,500	O				
6/26/2013	950	Solar Pa	20,666	C				
10/29/2009	1070	Addition	81,000	C		G	GROWTH	add second flr red

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2016	Measured	DGM	D Mann
7/21/2016	Permit Visit	DGM	D Mann
7/10/2013	Info Fm Prmt	EMK	Ellen K
2/8/2010	Info Fm Prmt	BR	B Rossignol
12/10/2008	Meas/Inspect	163	PATRIOT
11/10/1999	Meas/Inspect	163	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6252		Sq. Ft.	Site		0	70.	0.97	12									425,294						425,300	

Total AC/HA:	0.14353	Total SF/SM:	6252	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	425,294	Spl Credit		Total:	425,300

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08245468
Const Adj.:	0.99989998
Adj $ / SQ:	135.293
Other Features:	123171
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610512
Depreciation:	28084
Depreciated Total:	582428

COMMENTS

PDAS / NO ATTIC OR HST.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

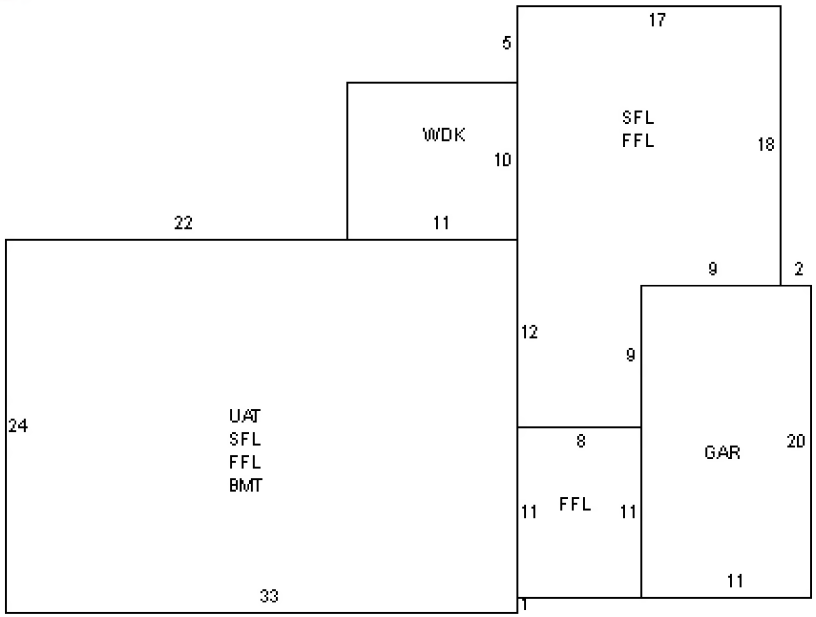
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.70
Special Features:	0	Val/Su Net:	155.39
Final Total:	582400	Val/Su SzAd	239.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,258	135.290	170,199
SFL	Second Floor	1,170	135.290	158,293
BMT	Basement	792	43.840	34,717
GAR	Garage	220	26.360	5,799
UAT	Upper Attic	198	54.120	10,715
WDK	Deck	110	15.090	1,660

Net Sketched Area:	3,748			Total:	381,383
Size Ad	2428	Gross Are	4342	FinArea	2626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: